

ARTICLE 1 PURPOSE AND APPLICABILITY

100 TITLE

100.01 Title. This Code shall be known as "The Land Development Code of the City of Sedona" except it may be referred to herein as "this Code" or "these regulations."

100.02 Titles and Headings. All titles and headings of chapters, sections, or subsections of this Code are to be used for convenience in arrangement only and shall not be construed to alter the intended meaning.

100.03 Adoption of Zoning Map. The official "City of Sedona Zoning Map," dated 1-1-95, together with all notations, data, references and other information, is adopted concurrently herewith and not included in this Code. It applies each zoning district to parcels within the City.

100.04 Division of City into Zoning Districts. In order to classify, regulate, restrict and separate the use of land, buildings, and structures the City shall be divided into a series of zoning districts enumerated in this Code.

100.05 Adoption of Existing Conditions of Approval. This Code adopts and incorporates by reference the stipulations and conditions from particular development approvals in effect under the Interim Zoning Ordinance. The Code further adopts and incorporates by reference all development plans, use permits, variances, stipulations and conditions that currently apply to any parcel prior to the date of adoption of this Code.

101 PURPOSE

The natural beauty and scenic vistas in Sedona are a unique asset that benefits both residents and visitors alike. Sedona's natural environment helps to define the quality of life for its citizens; maintenance of the natural environment is critical to the continuing economic well-being of Sedona. The purpose of this Code is to establish standards and regulations to govern the use of land; to establish and apply zoning districts guided by the land uses described in the Sedona Community Plan; to sensitively fit the built environment into the natural environment with minimal disturbance to Sedona's natural ecosystem; and to promote the public health, safety and welfare by

providing appropriate and reasonable controls for the development of such lands, while also protecting the rights of property owners.

These standards and regulations are also intended to:

- A. Ensure the harmonious integration of man-made improvements with the natural environment. Specifically, these regulations are intended to;
1. Encourage creative land planning and construction that will be more compatible with hillside development areas, the topography and natural vegetation in the City;
 2. Encourage the clustering of dwellings and other structures to help save larger areas of open space and preserve the natural terrain, minimize public infrastructure costs and prevent public safety hazards;
 3. Promote the use of good design, landscape architecture and civil engineering to preserve and enhance the existing and future appearance and resources of hillside development areas, natural vegetation and scenic vistas.
 4. Provide density and land-use incentives to aid in protecting the City's natural features, open space and other landmarks;
 5. Encourage the planning, design and development of building sites to minimize adverse visual impacts on view corridors and take advantage of the natural terrain, as well as provide for public safety and human enjoyment;
 6. Protect and enhance the beauty of the landscape through the retention of natural topographic features, such as watercourses, drainageways, floodplains, slopes, ridge lines, rock outcrops, vistas, native vegetation and trees; and
 7. Minimize the construction of building pads in hillside development areas;

8. Encourage the placement of roads and driveways so that they follow natural topography wherever possible, and minimize cutting and grading.
- B. Safeguard and enhance the appearance and quality of development of Sedona;
- C. Reduce congestion in the streets;
- D. Provide safe access to streets from private property;
- E. Prevent the overcrowding of land;
- F. Facilitate the adequate provision of transportation, water, schools, parks and other public infrastructure requirements;
- G. Regulate the use of buildings, structures and land, and
- H. Regulate the location, height, bulk, number of stories and size of buildings.

102 AUTHORITY

This Code is enacted pursuant to the requirements and authority granted the City by the Arizona Constitution, Article XIII, Sec I. and Ariz. Rev. Stat. Sec. 9-276, 9-461, 9-462 and 9-463.

103 APPLICABILITY

103.01 General Applicability. Except as provided in Article 12, Nonconforming Situations, no building shall be erected and no existing building shall be moved, altered, added to or enlarged nor shall any land or building be used, designed, developed or intended to be used for any purpose whatsoever unless in conformity with all provisions of these regulations for the zoning district in which it is located and with all other applicable regulations.

103.02 Interpretation and Application. The provisions of this Code are held to be the minimum requirements adopted.